

CITY PLANNING COMMISSION MEETING AGENDA

TUESDAY, JANUARY 10, 2017

1:30 P.M.

**CITY COUNCIL CHAMBER
(CITY HALL 1E07)**

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, JANUARY 10, 2017 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. NEW BUSINESS:

- 1. ZONING DOCKET 001/17** – Request by DARRYL N. LEWIS for a Zoning Change from an HU-RD2 Two-Family Residential District to an HU-B1A Neighborhood Business District and a Conditional Use to permit a standard restaurant in an HU-B1A Neighborhood Business District and an HU-B1A Use Restriction Overlay District, on Square 230, Lot 16, bounded by Hickory, Monroe, Green, and Leonidas Streets. The municipal address is 8638 HICKORY STREET. (PD 3) (DA)
- 2. ZONING DOCKET 002/17** – Request by FLOYD MCLAMB for a Conditional Use to permit a Principal Bed and Breakfast in an HMR-3 Historic Marigny/Tremé/Bywater Residential District, on Square 149, Lots P or 15 and F or 16, in the Third Municipal District, bounded by Chartres, Spain, and Royal Streets and Saint Roch Avenue. The municipal address is 2515-2521 CHARTRES STREET. (PD 7) (NJ)
- 3. ZONING DOCKET 003/17** – Request by CITY COUNCIL MOTION NO. M-16-574 for a text amendment to Article 18 of the Comprehensive Zoning

Ordinance to establish a new Interim Zoning District (IZD) to be named the Lake Area Neighborhood Business District Bulk & Yard Overlay District, the intent of which is to provide for superior design and unified streetscapes in Lake Area Business Corridors by requiring a 0 foot minimum side yard setback, a maximum six foot side yard setback, and no minimum required aggregate of side yards (percent of lot width), for all lots within Lake Area Neighborhood Business Districts; and otherwise to provide with respect thereto. (SL)

4. **ZONING DOCKET 004/17** – Request by 7018 WASHINGTON, LLC for Conditional Uses to permit a “Motor Vehicle Dealership, Small” over 10,000 square feet in floor area in an HU-MU Neighborhood Mixed-Use District, on Squares 23 and 24 and a portion of Square 26, Lots A and B, in the Sixth Municipal District, bounded by Washington Avenue, Broadway Street, Palm Street, and Calliope Street. The municipal address is 7018 WASHINGTON AVENUE. (PD 4) (TJ)
5. **ZONING DOCKET 005/17** – Request by LAIB-NOLA, LLC AND ROYCE RIVERHOUSE, LLC for a Conditional Use to permit a bar in a CBD-6 Urban Core Neighborhood Mixed-Use District, on Square 70A, Lots 2E1 and 2E2, in the First Municipal District, bounded by Tchoupitoulas Street, John Churchill Chase Street, Annunciation Street, and the Pontchartrain Expressway. The municipal addresses are 1127-1131 TCHOUPITOULAS STREET. (PD 1A) (TA/TJ)
6. **ZONING DOCKET 006/17** – Request by 3800 HOWARD INVESTORS, LLC for a Zoning Change from a BIP Business-Industrial Park District to an MU-2 High Intensity Mixed-Use District on Square 590, portions of Squares 571, 572, and 589, and portions of closed Palmetto and Dorgenois Streets, all of which are bounded by South Broad Street, the Pontchartrain Expressway, Howard Avenue, Euphrosine Street, and the Union Passenger Terminal right-of-way. The municipal address is 3800 HOWARD AVENUE. (PD 4) (NK)
7. **ZONING DOCKET 007/17** – Request by CITY COUNCIL MOTION M-16-565 for a Text Amendment to the Comprehensive Zoning Ordinance to incorporate recommendations provided in the Commission’s Affordable Housing Impact Statement Study; specifically, to require Affordable Housing Impact Statements (AHIS) for all applications seeking density bonuses as provided in the Comprehensive Zoning Ordinance, and to require the CPC staff to provide a density review of the AHIS relative to said density bonuses. (KB)
8. **ZONING DOCKET 008/17** – Request by THE ROMAN CATHOLIC CHURCH OF THE ARCHDIOCESE OF NEW ORLEANS for a Conditional Use to permit a community center in an HU-RD2 Two-Family Residential District, on Square 414, Lot S or Lots 1 and 2, in the Seventh Municipal District, bounded by South Carrollton Avenue, Pritchard Place, Dublin Street, and Apricot Street. The municipal addresses are 2814 SOUTH CARROLLTON AVENUE AND 8100

PRITCHARD PLACE. (PD 3) (SK)

9. **DESIGN REVIEW 138/16** – Request by JOHN MCDONOGH SCHOOL, RECOVERY SCHOOL DISTRICT for consideration of an Institutional Master Plan for a Primary Educational Facility, on the entirety of Square 318 and Lots 10, 11, 12, 13, 14, 15, PT 14 and A on Square 319, in the Second Municipal District, bounded by Esplanade Avenue, North Dorgenois Street, North Rocheblave Street, and Governor Nicholls Street. The municipal addresses are 2526 ESPLANADE AVENUE AND 2500 BARRACKS STREET. (PD 4) (BD)

B. OTHER BUSINESS:

10. **CONSIDERATION** - Ratification of Actions Relative to Certified Subdivisions. (SKK)

OTHER MATTERS:

- A. Adoption of the minutes of the December 13, 2016 meeting.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers
Executive Director

RDR/skk